

004.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

964,600 / 964,600

USE VALUE:

964,600 / 964,600

ASSESSED:

964,600 / 964,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
69-71		MELROSE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VASILIOU THEODORE W	
Owner 2:	
Owner 3:	
Street 1: P.O. BOX 180717	
Street 2:	
Twn/City: BOSTON	
St/Prov: MA	Cntry:
Postal: 02118	Type:

PREVIOUS OWNER

Owner 1: VASILIOU HELEN -
Owner 2: -
Street 1: 71 MELROSE ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,576 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2569 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5576		Sq. Ft.	Site		0	80.	1.05	1									469,825						469,800	

Total AC/HA: 0.12801

Total SF/SM: 5576

Parcel LUC: 105 Three Fam.

Prime NB Desc: ARLINGTON

Total: 469,825

Spl Credit

Total: 469,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 Total Card / Total Parcel
 964,600 / 964,600
 964,600 / 964,600
 964,600 / 964,600

User Acct	3800
GIS Ref	
GIS Ref	
Insp Date	08/11/17
0405!	

Prior Id # 1:	3800
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/10/20 16:12:47
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	
Time	
LAST REV	
Date	
Time	
405	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath: 1	Rating: Very Good									8	OFF	5	2												
(Liv) Units: 3	Total: 3	3/4 Bath:	Rating:	A 3QBth:	Rating:									18	UAT SFL FFL BMT														
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:									44	SFL FFL														
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:													12													
Roof Struct: 1 - Gable	OTHER FEATURES			Kits: 2	Rating: Average	1st Res Grid Desc: Line 1 # Units: 1								14															
Roof Cover: 1 - Asphalt Shgl				A Kits: 1	Rating: Very Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	26	EFP	OFF	6							
Color: BLUE				Fppl: 2	Rating: Average	Other																							
View / Desir:				WSFlue:	Rating:	Upper																							
GENERAL INFORMATION				Lvl 2																									
Grade: C - Average				Lvl 1																									
Year Blt: 1925	Eff Yr Blt:	Location:																											
Alt LUC:	Alt %:	Total Units:																											
Jurisdct: G12	Fact: .	Floor:																											
Const Mod:				% Own:																									
Lump Sum Adj:				Name:																									
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																	
Avg Ht/FL: STD	Phys Cond: AV - Average	31.	%	Exterior:					No Unit	RMS	BRS	FL																	
Prim Int Wall: 2 - Plaster	Functional:			Interior:					1	6	2																		
Sec Int Wall: 8 - Plyw Panel	20%			Additions:					1	3	1																		
Partition: T - Typical	Special:			Kitchen: 2004					1	5	2																		
Prim Floors: 3 - Hardwood	Override:			Baths:																									
Sec Floors: 4 - Carpet	25%			Plumbing:																									
Bsmnt Flr: 12 - Concrete				Electric:																									
Subfloor:				Heating:																									
Bsmnt Gar:				General:																									
Electric: 3 - Typical				Total: 31	%					3	14	5																	
Insulation: 2 - Typical				CALC SUMMARY				COMPARABLE SALES								SUB AREA				SUB AREA DETAIL									
Int vs Ext: S								Rate	Parcel ID	Typ	Date	Sale Price					Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Heat Fuel: 1 - Oil																	FFL	First Floor	1,156	183.870	212,551	UAT	100	FLA	90	A			
Heat Type: 5 - Steam																	SFL	Second Floor	1,156	183.870	212,551								
# Heat Sys: 3																	BMT	Basement	1,144	55.160	63,103								
% Heated: 100																	OFF	Open Porch	316	21.280	6,724								
Solar HW: NO																	UAT	Upper Attic	286	123.190	35,233								
% Com Wall																	EFP	Enclos Porch	156	43.760	6,827								
																	Net Sketched Area: 4,214				Total: 536,989								
																	Size Ad	2312	Gross Are	5072	FinArea	2569							
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:					IMAGE				
SPEC FEATURES/YARD ITEMS																PARCEL ID 004.0-0002-0010.0				AssessPro Patriot Properties, Inc									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
3	Garage	D	Y	1 400	A	AV	1925		21.25	T	40	105			5,100		5,100												
19	Patio	D	Y	18x13	A	AV	1990		5.86	T	23.2	105			500		500												
More: N				Total Yard Items: 5,600				Total Special Features:								Total: 5,600													